

Appendix B

2013 Eligible Uses.

SAHF funds are to be used as leveraging investments for affordable housing that may not otherwise be created or retained by the local housing market. The following eligible uses have been identified in community reports, community convenings, and through the work of the Savannah Affordable Housing Fund Advisory Committee. They are consistent with, and more restrictive than, the Savannah Affordable Housing Fund Policy Guidelines.

The following identified eligible uses for 2013 are described below:



Single-Family Development Financing

Definition: Short-term (12 month) development financing for new construction of affordable, single-family housing

2013 Allocation: \$150,000

Implementation Strategy: Single-family infill development in Savannah Gardens and Summerside

Need Identification: Affordable Housing Task Force Report, SAHFAC work period, Affordable Housing Fund establishing resolution, 2007 Affordable Housing Policy Statement, Step Up Savannah Housing Action Team, 2008 City of Savannah Affordable Housing Study

Gap-Financing for Home Improvement

Definition: Bridge financing for home improvement for qualified homeowners

2013 Allocation: \$50,000

Implementation Strategy: Short-term (<30 days) construction financing for FHLB qualified home improvement projects

Need Identification: Affordable Housing Task Force Report, SAHFAC work period, 2007 Affordable Housing Policy Statement, Step Up Savannah Housing Action Team

Rental Housing Development Financing

Definition: Short-term development financing for new construction of affordable, rental housing

Types: Development in Planned Unit Developments

2013 Allocation: \$100,000

Implementation Strategy: Short-term (24 month) construction financing for Low-Income Housing Tax Credit leveraged multi-family development in Savannah Gardens

Need Identification: Affordable Housing Task Force Report, SAHFAC work period, Affordable Housing Fund establishing resolution, 2007 Affordable Housing Policy Statement, Step Up Savannah Housing Action Team, 2008 City of Savannah Affordable Housing Study

Single-Family Development Financing.

New Construction, Infill Development

Definition: Short-term development financing for new construction of affordable, single-family housing

Need Identification: Affordable Housing Task Force Report, SAHFAC work period, Affordable Housing Fund establishing resolution, 2007 Affordable Housing Policy Statement, Step Up Savannah Housing Action Team, 2008 City of Savannah Affordable Housing Study

Eligible Applicants.

- A. Qualified for-profit, non-profit, and public developers.
- B. Must meet builder requirements for overlapping DreamMaker3 program

Eligible Beneficiaries.

- A. Resulting housing will be priced, available, and affordable to households with incomes at or below area median income.
- B. Qualified homebuyers must have completed a qualifying homebuyer education class
- C. Qualified homebuyers must provide income and credit documentation that demonstrates the affordability of the unit and the capacity of the family to remain in the home.



Eligible Properties.

- A. Property must be in Savannah Gardens lots owned by CHSA Development, Inc., or Summerside neighborhood lots owned by Savannah-Chatham Landbank Authority
- B. Property must be developed for Owner Occupancy
- C. Property must be Earthcraft certified upon completion
- D. Sale price of house cannot exceed FHA sale price limits and must be preapproved by City of Savannah Housing Department

Eligible Expenses.

- A. Acquisition, Qualified Pre-Development expenses, Construction

Terms.

- A. 12 month Deferred Payment Loan
- B. \$35,000 maximum loan per dwelling
- C. 0-5% Interest rate
- D. Deed to secure debt
- E. \$750 flat fund administration fee (2.1% if full \$35k loaned) , paid from sources other than Affordable Housing Fund.
 - a. \$375 of fee to Fund Administrator to offset administrative costs
 - b. \$375 of fee is contribution to SAHF

Leveraging.

- A. 1:4 minimum

Secured Affordability.

- A. Maximum secured affordability appropriate for overlapping programs.

Investment Allocation Conditions.

- A. \$150k for 2013

Single-Family Owner Financing.

Home Improvement

Definition: Short term financing for home improvement of Federal Home Loan Bank participating properties

Need Identification: Affordable Housing Task Force Report, SAHFAC work period, Affordable Housing Fund establishing resolution, 2007 Affordable Housing Policy Statement, Step Up Savannah Housing Action Team



Eligible Applicants.

- A. Homeowners participating in Federal Home Loan Bank program

Eligible Beneficiaries.

- A. Qualified beneficiaries must have a household income at or below 80% Area Median Income

Eligible Properties.

- A. Property must be in the City of Savannah
- B. Priority will be given to developments aligned with neighborhood revitalization efforts

Terms.

- A. 30 day term
- B. 0% Interest rate
- C. Participation requires FHLB Funding Commitment Notice and Funding Certification signed by property owner to secure funds over bridge period.
- D. \$150 Flat Fee (1.5% of max \$10k project).
 - a. \$75 of fee to Fund Administrator to offset administrative costs
 - b. \$75 of fee as contribution to SAHF

Leveraging.

- A. 1:1

Investment Allocation Conditions.

- A. \$50k revolving allocation for 2013



Rental Housing Development Financing.

New Construction

Definition: Short-term development financing for new construction of affordable, multifamily rental housing

Need Identification: Affordable Housing Task Force Report, SAHFAC work period, Affordable Housing Fund establishing resolution, 2007 Affordable Housing Policy Statement, Step Up Savannah Housing Action Team, 2008 City of Savannah Affordable Housing Study

Eligible Applicants.

- A. Qualified for-profit, non-profit, and public developers leveraging Low-Income Housing Tax Credits (LIHTC) through the State of Georgia Department of Community Affairs.

Eligible Beneficiaries.

- A. Developed housing must comply with LIHTC tenant income distribution criteria for restricted units
- B. Unrestricted units must be priced, available, and affordable to households with incomes at or below area median income.



Eligible Properties.

- A. Property must be in Savannah Gardens
- B. Property must comply with Savannah Gardens Planned Unit Development (PUD) criteria

Eligible Expenses.

- A. Short-term: Acquisition, Qualified Pre-Development expenses, Construction

Terms.

- A. 24 months maximum term
- B. 0-5% Interest Rate; not to exceed published index rates
- C. Deed to secure debt on property to be developed
 - i. May be in subordinate lien position with Housing Department and CHSA, Inc. approval
- D. Fund administration fee of 2% of loan amount, paid from sources other than Affordable Housing Fund
 - i. 1% to of fee to Fund Administrator to offset administrative costs
 - ii. 1% of fee is contribution to SAHF

Leveraging.

- A. 1:5 minimum
- B. Priority will be given to projects able to demonstrate a higher leveraging ratio

Secured Affordability.

- A. Minimum 15 year affordability secured and documented through overlapping LIHTC financing.

Investment Allocation Conditions.

- A. \$100k allocation for 2013.

